

KEITH SOAMES Newsletter

REAL ESTATE

See Soames for homes

October 09

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PROPERTY OF THE MONTH



16 PARK AVENUE, WAITARA
Auction: 31st October 2009

This is a home with unique character set on a 1212 square metre level block with approval to subdivide and build another house in the back garden with access from Park Lane.

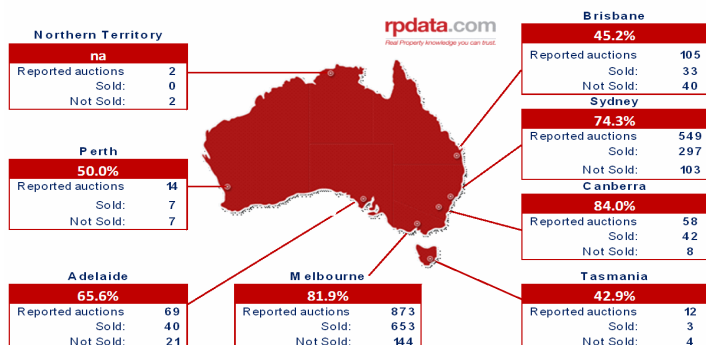
As this is so close to the station, with the park and tennis courts opposite it could suit a family as is. The floor plan lends itself to having a home office, or possibly a granny flat. Right now it is 4 bedrooms, 2 bathrooms, with open plan lounge dining and family rooms, plus a large rumpus or library opening to the garden, and a huge study. Upstairs there are four bedrooms, all with built-ins, a glamorous bathroom with spa bath, and an ensuite off one bedroom. There is a third toilet in the laundry. The garage is king-sized garage (great for four wheel drives) with good storage.

OPEN: WEDNESDAY / SATURDAY 12pm - 12.40pm



JOAN THOMSON
0419 494 896
Licensed Real Estate Agent

Auction clearance rates week ending September 20



THIS MONTH'S MARKET WRAP

The first month of Spring has seen a continuation of the strong local real estate market we saw throughout Winter.

Buyers and agents alike have been anticipating the rush of Spring listings to no avail. The number of properties for sale for this time of year has remained very low, keeping upward pressure on all price ranges.

The past few years has seen the "Spring Rush" delayed till after the school holidays; only time will tell if that trend continues this year.

One thing is for certain it is a great time to sell with a build up of buyers on our database waiting to pounce on new listings.

The average days on market has dropped dramatically in recent months, many being sold within a couple of days of us receiving the contract.

One recent private treaty sale 16 Hillmont Avenue, Thornleigh received offers from 6 buyers (best buyer being \$601,600) in its first weekend. We decided to convert the property to sale by Auction and sold the home 2 weeks later for \$635,000. "Food for Thought"

Please feel free to ask me any questions relating to real estate on keith@keithsoames.com.au or 0414 819 199



KEITH SOAMES
Principal

SUBURB FOCUS - WAITARA

TOP 5 - HOUSE Sales for 2009

30a Balmoral Street	\$ 1,019,000
11 Balmoral Street	\$ 881,000
26 Balmoral Street	\$ 775,000
87 Balmoral Street	\$ 690,000
57 Alexandria Parade	\$ 660,000

TOP 5 - UNIT Sales for 2009

50/12 Orara Street	\$ 700,000
802/3 Orara Street	\$ 585,000
43/47 Waitara Avenue	\$ 548,000
124/8 Thomas Street	\$ 491,000
102/2 Orara Street	\$ 487,000

SMOKE ALARMS AND RESIDENTIAL PREMISES LEGISLATION

From 1 May 2006, when the Environmental Planning and Assessment Amendment (Smoke Alarms) Regulation 2006 comes into effect, owners of residential property will be responsible for ensuring smoke alarms are installed.

Landlords and Tenants:

- Neither the landlord nor the tenant are, except with reasonable excuse, permitted to remove or interfere with the operation of a smoke alarm fitted in the rented premises.
- Where a smoke alarm is of the type that has a replaceable battery, the landlord must put a new battery in at the commencement of a tenancy.
- After the tenancy begins, the tenant is responsible for replacing the battery if needed. However if the tenant is physically unable to change the battery the tenant is required to notify the landlord as soon as practicable after becoming aware of the need for it to be replaced.

For more information about this refer to NSW Fire Brigades www.fire.nsw.gov.au

ACKNOWLEDEMENT TO: Department of Fair Trading Website



SUE ELLIS
9483 9113
Property Manger

PROPERTY MAINTENANCE

We often emphasize the importance of regular property maintenance. Regular maintenance can save you thousands of dollars. A good example of this is having the gutters in your property regularly cleared and checked. Blocked or rusted gutters can lead to moisture problems such as mould, rotting structures, electrical problems, fire hazard and even termites. As spring has well and truly sprung, is it now time to have your gutters cleared and inspected. Please call your dedicated property manager to arrange an inspection of your property's gutters.



MICHAEL KAS
9483 9114
Property Manger

KEITH SOAMES REAL ESTATE LOYALTY PROGRAMS

We would like to invite you to participate in the Keith Soames Real Estate loyalty program.

PROPERTY MANAGEMENT

For referring a new management or consolidating your portfolio you will receive 2 months commission FREE, both for yourself and the referred client.

SALES DEPARTMENT

When you list your property for sale with Keith Soames Real Estate, our program will offer you a discount of 5% off your commission with every owner/property you refer and who lists exclusively with Keith Soames Real Estate. The people referred to us will also receive a discount of 5% off their commission.

Don't miss out on this opportunity! If you would like to discuss this offer further please contact our office:

Hornsby: 9987 0011
 Thornleigh: 9481 9199
 Wahroonga: 9487 1500

MAXIMISING DEPRECIATION ON NEW ITEMS

Which new floor covering should you install to increase your depreciation potential? The depreciation on available floor covering differs due to their varying effective lives.

If you spend \$2000 on floor coverings, for example:

ITEM	EFFECTIVE LIFE	DEPRECIATION 1ST YEAR
Carpet	10 years	\$400
Fl. Timber	15 years	\$267
Tiles	40 years	\$50

If you spend \$2000 on lighting, for example:

ITEM	EFFECTIVE LIFE	DEPRECIATION 1ST YEAR
Ornamental	5 years	\$800
Down lights	40 years	\$50

If you spend \$2000 on air conditioning, for example:

ITEM	EFFECTIVE LIFE	DEPRECIATION 1ST YEAR
Split System	10 years	\$1000
Ducted	15 years	\$667



SUZANNE WHELAN
9485 4805
Property Manager

ACKNOWLEDEMENT TO: Maverick BMT tax depreciation Issue 26 Summer 09/10